



Oakwood homes®
putting people first

Property brochure



CHARLOTTE SQUARE
MARGATE
KENT
CT9 1LR

Price: Guide Price: £270,000

6 Bedrooms

2 Receptions

2 Bathrooms

Tenure FREEHOLD
Council Tax A



margate@oakwoodhomes.biz



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www.oakwoodhomes.biz

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The Property

FOR SALE BY MODERN METHOD OF AUCTION - LARGE GRADE II LISTED PERIOD HOME BEING A BLANK CANVAS, GIVING A BUYER AN AMAZING OPPORTUNITY TO CREATE AN AMAZING HOME WITH FLEXIBLE AND VERSITILE ACCOMMODATION. Currently a six bedroom, but scope for home office or additional bathrooms/en-suites. The property is located in Charlotte Square within easy reach of the Old Town and the sea front as well as the station with its great rail links to London. If living space is what you need then this property ticks all the boxes. No Chain!

Location

Located in Charlotte Square which is close to Margate Old Town & sea front. The Old Town offers a good selection of local shops, restaurants and bars and across the main sands is the mainline station which provides good rail links to London and beyond.

Accommodation

GROUND FLOOR

Living Room	18'6" (5.64m) x 12'3" (3.73m)
Dining Room	11'2" (3.40m) x 9'0" (2.74m)
Kitchen	12'1" (3.68m) x 7'10" (2.39m)
Bathroom	8'4" (2.54m) x 4'8" (1.42m)

HALF LANDING

Bedroom

FIRST FLOOR

Bedroom	17'8" (5.38m) x 8'0" (2.44m)
Bedroom	13'10" (4.22m) x 11'8" (3.56m)

HALF LANDING

Bedroom	11'1" (3.38m) x 6'2" (1.88m)
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2ND FLOOR

Bedroom	17'8" (5.38m) x 8'0" (2.44m)
Bedroom	13'10" (4.22m) x 11'8" (3.56m)

HALF LANDING

Shower Room	11'3" (3.43m) x 7'0" (2.13m) needs completing
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EXTERIOR

Small rear courtyard accessed via a rear alleyway

** We are also advised by the vendor that there is a cellar accessed via the rear courtyard



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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Key Features

- Grade II listed period Home
- 6 Bedrooms
- Flexible Accommodation
- Blank canvas to create your own home
- Must be seen
- No Chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0018365/20230608/DGDP



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